

Payson Housing Profile

Total Population

| | <i>1990</i> | <i>2000</i> | <i>% of county total in 2000</i> | <i>1990 – 2000 % Growth</i> |
|----------------|-------------|-------------|--------------------------------------|---------------------------------|
| Payson | 8,377 | 13,620 | 26.5% | 62.6% |
| Gila County | 40,216 | 51,335 | - | 27.6% |

Median Household Income

| | <i>1990</i> | <i>2000</i> |
|-------------|-------------|-------------|
| Payson | \$21,295 | \$33,638 |
| Gila County | \$20,964 | \$30,917 |
| Arizona | \$27,540 | \$39,067 |

Racial Composition

| <i>Race</i> | <i>1990</i> | <i>2000</i> | <i>% of total population 2000</i> |
|------------------|-------------|-------------|---------------------------------------|
| White | 8,208 | 12,905 | 94.8% |
| African American | 7 | 36 | 0.3% |
| Native American | 47 | 257 | 1.9% |
| Asian | 29 | 72 | 0.5% |
| Other | 86 | 350 | 2.6% |
| Hispanic | 259 | 708 | 5.2% |

Household Characteristics

| | <i>1990</i> | <i>2000</i> |
|---------------------------|-------------|-------------|
| Total Households | 3,675 | 5,832 |
| Homeownership Rate | 76.4% | 76.8% |
| Average Household Size | 2.24 | 2.30 |

Age Distribution

| <i>Age Group</i> | <i>1990</i> | <i>2000</i> | <i>% of total population 2000</i> |
|------------------|-------------|-------------|---------------------------------------|
| Under 20 | 1,793 | 3,020 | 22.2% |
| 20 – 54 yrs | 2,755 | 4,830 | 35.5% |
| 55 & Over | 3,829 | 5,770 | 42.4% |

| | | |
|------------|------|------|
| Median Age | 50.4 | 48.9 |
|------------|------|------|

Housing Inventory by Unit Type

| <i>Unit Type</i> | <i>1990</i> | <i>2000</i> | <i>% of all units in 2000</i> | <i>1990 – 2000 % Growth</i> |
|-----------------------|-------------|-------------|---------------------------------------|-------------------------------------|
| Single Family | 2,982 | 4,910 | 67.5% | 64.7% |
| Townhouse / Condo | 73 | 131 | 1.8% | 79.5% |
| Multi-family Units | 399 | 641 | 8.8% | 60.7% |
| Manufactured Home | 1,298 | 1,572 | 21.6% | 21.1% |
| Other Units | 40 | 25 | 0.3% | -37.5% |
| Total Units | 4,792 | 7,279 | - | 51.90% |

Median Multi-Family Rent in 2000

| | Complexes Built Before 1995 | Complexes Built After 1995 |
|---------------------|--------------------------------|-------------------------------|
| Median Rent | \$617 | \$675 |
| # of Units Surveyed | 82 | 44 |

Single Family Home Sales Activity

| | <i>NEW</i> | | <i>RESALE</i> | | <i>TOTAL</i> | |
|-------------|-----------------------|-------------------------------|-----------------------|-------------------------------|-----------------------|-------------------------------|
| <i>Year</i> | <i># of Sales</i> | <i>Median Sales Price</i> | <i># of Sales</i> | <i>Median Sales Price</i> | <i># of Sales</i> | <i>Median Sales Price</i> |
| 1996 | 89 | \$148,500 | 349 | \$95,900 | 349 | \$112,750 |
| 1997 | 71 | \$140,375 | 192 | \$120,143 | 192 | \$124,917 |
| 1998 | 48 | \$149,000 | 215 | \$125,583 | 215 | \$132,500 |
| 1999 | 49 | \$149,250 | 246 | \$127,333 | 246 | \$133,833 |
| 2000 | 11 | \$164,500 | 228 | \$136,333 | 228 | \$136,833 |

Assisted Housing Units Produced between 1996 - 2000

| | |
|-------------|---|
| Payson | 0 |
| Gila County | 0 |

Housing Affordability Gap

| | Payson | Gila County |
|--|--------|-------------|
| Total Gap | 1,483 | 2,423 |
| Gap as a % of Total households | 25.4% | 13.1% |
| % of Median household Income where total gap occurs | 74% | |